



1/23 Elizabeth Street, Granville

Spacious 4 bedroom + study brick townhouse on 524m² block - 7 mins walk to Granville Station

This is an extremely rare opportunity to purchase a f 4 bedroom townhouse featuring a massive backyard. Positioned in a highly convenient and sought-after pocket of Granville, this home is ideal for families seeking space, practicality, and low-maintenance living. It offers a multitude of features designed to enhance your lifestyle.

MAIN RESIDENCE:

- 4 generous bedrooms, 3 featuring built-in wardrobes; 2 bedrooms offer direct access to the backyard
- Master features an ensuite and direct access to a private balcony.
- Open-plan gas kitchens boasting stone benchtops, polyurethane cabinetry, and storage.
- 2 open-plan living and dining areas with natural light
- 3 fully tiled bathrooms equipped with showers
- 2 balconies and internal laundry
- 3 split-system air conditioners for year-around comfort
- A massive backyard perfect for family gatherings and BBQs,

4 🚗 3 🚗 2 🚗

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Soon Tee
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Ronica Leung
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AGENCY
LJ Hooker Parramatta | Granville |
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- featuring hedging plants for absolute privacy.
- Lock-up garage plus an underground parking with a disabled-access sized space.
- Potential rental return of \$1,200+ per week

LOCATION HIGHLIGHTS:

- minute walk to Granville Station and local shops.
- minute walk to Granville Memorial Park.
- minute drive to Parramatta CBD and Westfield Parramatta; 7-minute drive to Stockland Merrylands.
- Easy access to major motorways including the A44 and M4

OUTGOINGS

- Strata \$1157.41pq approx.
- Water \$200pq approx.
- Council \$390pq approx.

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MORE DETAILS

Property ID	2GTZF9E
Property Type	Townhouse
Land Area	524 m2

Soon Tee 0420 966 377

Area Specialist | Soon.Tee@ljhooker.com.au

Ronica Leung 0451 373 888

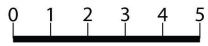
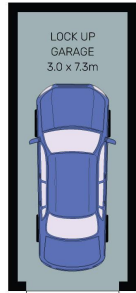
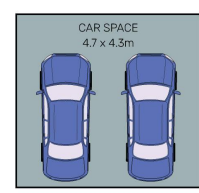
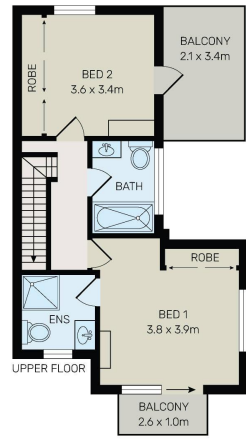
Sales Associate to Soon Tee | ronica.leung@ljhooker.com.au

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